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fitzroy residents' association

Established in 1969 to promote, protect and enhance residential amenity

OBJECTION TO PLANNING PERMIT APPLICATION

Address: 298-300 Brunswick Street Fitzroy
From: Martin Brennan, Chair
Email to: planningadmin@yarracity.vic.gov.au

On behalf of the FRA we object to the proposed Permit Application – 99/0390.02.

The FRA is not supportive of the construction of a roof top terrace for 113 patrons and an increase in the total patron capacity to 395 patrons.

The increasing number of roof top terraces as an extension to existing buildings for consumption of alcohol is impacting on the amenity and quality of our activity centers and the amenity of nearby residents.

The use of roof top spaces without extensive building works, designed to ameliorate the impact of noise and light pollution on neighbouring residents is also of concern to the FRA.

Residents have therefore raised a number of issues in relation to this permit application:

- Noise resulting from patron voices and background music
- Excessive light pollution on neighbouring residential properties
- Safety and amenity of the neighbourhood

Fitzroy is the epicentre of the night time economy in the City of Yarra – Smith, Brunswick, Johnston and Gertrude streets.

We are also the suburb that is experiencing a high growth in residential apartments in close proximity to the activity centres that are the collective spines of Fitzroy.

The impact of the night time economy is of concern to many residents and businesses.

The increasing number of bars and clubs and the expansion of existing establishments with additional patrons is affecting the well-being, safety and amenity of residents.

The late night / early morning trading together with a lack of diversity in our activity centres is threatening their vitality, safety and function.

In 2012 Yarra City Council investigated Yarra's Night Time Economy in response to:

- community concerns about alcohol misuse at night in public places; and
- growing residential dwellings in, and nearby, activity centres and the expected increase in Yarra's population of some 20,000 over the next 15 years.

In 2011/12 Yarra had the third highest alcohol-related ambulance attendances across metropolitan Melbourne. The peak times were between 10.00pm and 2.00am Friday and Saturday. The City of Yarra has failed to publish updated statistics but there is no doubt that alcohol-related incidents have increased in recent years.

In response to Council concerns, in June 2014, Council endorsed the Night Time Strategy with objectives and actions aimed at promoting the safety, vibrancy and functionality of Yarra's night time entertainment precincts and activities.

Three objectives inform the strategy:

- Safety - at night public spaces are well-kept and people behave respectfully;
- Vibrancy - at night there are a range of people and ages, and a diversity of facilities and activities; and
- Functionality - at night entertainment precincts accommodate people at peak times, attract people to walk, cycle or use public transport and have adequate public amenities and infrastructure.

An updated implementation plan in 2016 included new actions under the following strategies. Key among those adopted were -

- proactively manage the safety and amenity of people's experience of visiting night time entertainment precincts;
- develop and enhance data, evidence, policies, and protocols;
- support diversity in night time related activity and minimise impacts on residential amenity;
- collaboratively work with key stakeholders to identify and implement initiatives that enhance and support the night time economy; and
- improve decision-making, consistency and processes around liquor licensing referrals, planning applications and enforcement.

Underpinning the Night Time Economy Strategy are the Council Plan, the Health Plan, the Economic Development Strategy and the Yarra Planning Scheme.

One of the five priorities of the Council Plan is making Yarra more liveable.

As the Plan states "Much of Yarra's significant residential development occurs close to or in Yarra's entertainment precincts. This requires Council to appropriately

manage the conflict between residential and other land users”.

The increasing number of bars and clubs and the expansion of existing establishments with additional patrons is affecting the well-being, safety and amenity of residents.

The Yarra Council Plan lists as one of its five priorities the making of Yarra more liveable. The Plan states “Much of Yarra's significant residential development occurs close to or in Yarra’s entertainment precincts. This requires Council to appropriately manage the conflict between residential and other land users”.

We therefore believe that permitting the increased patronage proposed on this iconic site in Fitzroy and the use of its roof top for over 100 patrons will set back the revitalisation of Brunswick Street post the pandemic. This is an activity centre that already has an over supply of liquor related businesses and will not attract a diversity of uses needed in the night time and will set back the day time economy.

Martin Brennan, Chair
December 1, 2020