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fitzroy residents' association

Established in 1969 to promote, protect and enhance residential amenity

OBJECTION ON BEHALF OF THE FITZROY RESIDENTS ASSOCIATION

PLN21/0670

The FRA objects to the proposed development at 223 – 229 Johnston Street & 368 Gore Street, Fitzroy on the following grounds:

1. The height, massing and design of the building will dominate and diminish the integrity and amenity of nearby residential buildings and the streetscape.
2. The building will have a deleterious impact on the heritage values of the South Fitzroy heritage precinct.
3. The building does not comply with the Council's requirements of the Design Development Overlay (DDO36) and therefore must be rejected.

The DDO 36 seeks 'to ensure development responds to the heritage character and streetscape by supporting 'a new mid-rise character ranging from 6 – 9 storeys with a new prominent street wall along the northern side of Johnston Street and scale development transitioning down to Argyle Street'. A 6 to 9 storey height limit cannot mean a 10 storey building but surely in regard to this site a 6 – 7 storey building.

The DDO 36 also requires 'development designs that 'avoids overshadowing of opposite footpaths' and 'provides a suitable transition to low scale residential areas and protects properties from an unreasonable loss of amenity through visual bulk, overlooking and overshadowing'.

The FRA therefore can come to no other conclusion than that the proposed development fails to meet the Council requirements for this site as expressed by DDO 36. To not support its requirements for this site would be to undermine the Council's support of their residents.

4. The proposed development fails to respond to best practice in Environmentally Sustainable Design. The 'commitment' to a net zero carbon building lacks credibility and provides no assurance that this can and will be achieved. The proponent should be required to achieve net carbon neutral certification based on the Federal Government's Climate Active framework

and this should be outlined in the Sustainable Management Plan (SMP). This is Council policy and to fail to do so would undermine the Council's commitment on behalf of the community to its Climate Emergency Policy.

The SMP provided is weak in relation to the solar PV array of 16W, a BESS score of 68%, daylight levels of only 80% in living areas and bedrooms and importantly only 46% of apartments will achieve natural ventilation to living spaces at a time when ventilation is seen as a fundamental response to reducing the incidence of illness and death through a pandemic such as COVID19.

5. The proposed 3 levels of car parking accommodating 146 cars will generate excessive traffic in local streets and fails to respond to the excellent public transport options and the walkability of our suburb.
6. The impact on current residents is also of concern given the overshadowing, overlooking and loss of privacy, noise and traffic and the Council needs to address these issues of concern in its deliberations.

The FRA was a party to the VCAT Hearing that found that the original proposed development did not meet the site's constraints and the building was of a height, massing and design that was incompatible with surrounding buildings and the streetscape.

It is evident that the VCAT's response to those issues have only been met in small part. The proposed new development has exposed additional issues of concern to the FRA and also to local residents that the Council needs to give consideration in determining if this second attempt is worthy of support.

The FRA is certainly of the view there are substantial changes that need to be made to the building if it were to meet the best interests of Council and the community and ensure a sustainable future for this critical commercial and residential site on the corner of Johnston Street and Gore Street, Fitzroy.

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