

OBJECTION ON BEHALF OF THE FITZROY RESIDENTS ASSOCIATION

PLN21/0807

371 – 385 Gore Street and 195 – 197 Argyle Street, Fitzroy

1. The height, setbacks, massing and design are inappropriate response to the scale of surrounding buildings and the streetscape. The DDO 36 proscribes a 3 to 8 maximum height.

The building proposed exceeds the 8 storeys (roof top service equipment) and in this neighbourhood should fall within the 3 – 8 storey limit and not be allowed to be at the top end of the range. The proponent statement that DDO36 'contemplates 8 storeys' is factually incorrect.

This make a mockery of the DDO if proponents are able to see the maximum height as a given rather than being both earned and respond to the existing character of the neighbourhood and the amenity that currently and future residents should be able to enjoy. The proposed setbacks to both Argyle Street and Gore Street are also above the height required

2. The building will have a detrimental impact on the significant contribution that the neighbouring heritage buildings make to the South Fitzroy precinct. The height and massing of the building would interrupt the streetscape and thus its heritage character. The proponent should therefore be required to address this issue in design elements and not use innocuous setbacks that fail to meet the heritage overlays desired outcomes. The MacRoberston buildings in Gore Street will be substantial devalued by such a building and the history of our suburb diminished.
3. The proposed development will have a detrimental impact on residential amenity with a loss of privacy due to overlooking.
4. Increased traffic generation will result from the provision of 109 car parks which exceeds the statutory requirements. The number of cars entering and exiting the building will put futher strain on our local streets and neighbourhoods.

5. The Sustainable Management Plan does not address the Yarra City Council's environmental policies including the need to achieve zero net carbon residential and commercial buildings and its inclusion in the Yarra Planning Scheme.

We would urge the Council to require the proponent to investigate and consider the following improvements:

- a) the NatHers rating be increased from 7 to 9 in line with current expectations and what a neighbouring council is soon to require.
 - b) an increase in the 20Kw solar PV system which is inadequate for a new residential build
 - c) assurance that 100% of apartments will be naturally ventilated in line with current COVID19 experience and likely to be a requirement in the near future.
 - d) the replacement of gas as the energy source with a 10 year commitment to the bulk purchase of 100% Green power to compensate for the inadequate solar PV system and able to meet a zero net carbon standard.
 - e) a reduction in the number of car park spaces from the proposed 109 given the sites Walkscore of 99 which according to the proponent means that 'daily errands do not require a car'.
 - f) the re-location of the rainwater tank higher up the building to reduce the energy require to pump the water through the building.
 - g) Construction building materials used should assist in reducing the carbon footprint. Concrete should use reclaimed water, flyash and consideration given to using recycled steel.
 - h) increase the low BESS for Innovation above that offered of 30%.
6. We urge the Council to address the issues raised by local residents and require improvements to the proposed development to address those concerns.

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