

East Clifton Hill Residents Incorporated (No A0114110I)

The Mayor

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The CEO

City of Yarra

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CC Cr Sarah McKenzie

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Ref City of Yarra PDC meeting of 24th March.

East Clifton Hill Residents Inc (No A0114110I) (ECHRI) is a not for profit association of East Clifton Hill residents and friends to provide a forum for local residents as members to express their opinions of proposals for developments in the local area. ECHRI's prime focus is to encourage development in the East Clifton Hill precinct which respects the existing heritage and community values of the area.

East Clifton Hill Residents Inc (ECHRI) fully supports the provision of more social housing, and recognises that some compromises are required to achieve this. However, ECHRI is concerned at the precedents set by the PDC decision in regard to the Rutland Street social housing proposal.

As a matter of principle, ECHRI submits that The Yarra Planning Scheme and its standards should in general be adhered to by all project proponents, including all levels of government. This is also the documented policy of Homes Victoria and as such should be adhered to.

The Yarra Planning Scheme and its requirements are in place to allow development which best ensures the continued best use and amenity of our neighbourhood. The effective operation of these provisions is an important process which protects property owners and residents from unreasonable development, and establishes rules and standards for all owners and developers. It also sets in place appropriate processes for consultation to ensure reasonable outcomes are achieved which allow for sound development whilst also protecting local heritage and amenity.

In this instance the State Government through Homes Victoria has made a proposal which fails to adhere to the City of Yarra Planning provisions, and failed to appropriately consult. ECHRI submits that a key role of the City of Yarra council is to seek to administer the Planning scheme, and its associated processes, in such a manner that sound planning outcomes are achieved.

The decision of Council to fail to challenge the proposed 8 story development, despite council officer recommendations that 6 storeys would be more appropriate, is unsatisfactory because:-

- a) the site is zoned for three storeys,
- b) the site is adjacent to single story heritage properties, and

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c) other nearby developments are of no more than 6 storeys.

ECHRI submits that a suitable compromise which balances this proposal with local interests should have been found. If radical departures from zoning and planning requirements are to be made, we request that suitable rezoning processes be implemented prior to consideration of such projects to allow for the interests of the community to be heard and fully considered.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Ray Tonkin', with a long horizontal flourish extending to the right.

Ray Tonkin
President