

Submission #11

[REDACTED]

From: [REDACTED]
Sent: Wednesday, 15 September 2021 12:15 PM
To: Strategic Planning
Subject: CM: Submission to Amendment C208

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Sir/Madam, I am writing in support of the proposed amendment for an extended Heritage overlay precinct to include 26-78 Albion Street and 11-45 and 20-46 Clarence Steert. It is important to the history of these streets, that the look and feel of them continue in the same vein, maintaining the overall heritage appeal to this area in Brunswick East.

For the above reasons, I am also in support of the other listings, included in the C208 proposal.

Thanks

[REDACTED]

From: [REDACTED]
Sent: Monday, 20 September 2021 12:05 AM
To: Strategic Planning
Subject: CM: "Submission to Amendment C208"

Follow Up Flag: Follow up
Flag Status: Flagged

My sister and I would like to express our support for the Heritage Overlay Amendment. Our property, 113 Nicholson St East Brunswick, together with all the other properties you have listed truly need to be conserved because they are a vital part of the history and culture of the area. We as property owners have always been aware of this and for this reason we have never given into developers who have approached us on numerous occasions over the years with very tempting offers to sell out. As property owners we would like to know what the council intends to give us back for helping to conserve and enhance the heritage of our council. Our first concern is property value. We pay high rates and Land Tax on our property because the council has over inflated market value. We believe that the Heritage Overlay will result in the rapid decline of our property's value as it will no longer be of any interest to developers. How does the council intend to compensate us for that? Will this be reflected in the rates and of course the Land Tax? Secondly, the council wants us to make sure the heritage value of our property is maintained. How does the council intend to help us do that? Will there be any subsidised programs to help us maintain and upgrade our property so that they are fully functional and up to date as far as new building regulations require, for example energy efficiency, plumbing, parking etc. Can we repossess the property? Lastly to what extent is the council prepared to participate in conserving and enhancing these properties. Simple things like unsightly graffiti, does the heritage overlay guarantee that the council will come and clean up the graffiti every time. These are some of the things that come to our mind and we will be very interested to hear other property owners concerns.

[Redacted]

From: webservices@moreland.vic.gov.au
Sent: Tuesday, 21 September 2021 3:35 PM
To: Strategic Planning
Subject: CM: Amendment C208: an online submission has been received

Follow Up Flag: Follow up
Flag Status: Completed

Name [Redacted]
Address : [Redacted]
[Redacted]
Phone [Redacted]

Make a submission : Dear Sir/Madam, I am writing to you in regards to your Amendment C208more letter – Implementation of the Moreland heritage nominations study 2020. I am strongly against this amendment C208 which will affect our family home on 68 Albion Street in Brunswick East. We bought this house because of its proximity to public transport, best local schools and Universities for our children. We love this area so much, our children grew up here and we have great neighbours, therefore we planned to build a new modern two-story dream home. However, this amendment will ruin our dream. Also, our land has a one dwelling covenant on the title and we are looking to build only one family home and this will not affect whatsoever Glenmorgan Street. In addition, our plan was to build a new house before COVID-19 pandemic started. Due to the tough lockdown and the building materials shortage, we decided to postpone our project until this pandemic ends and restrictions ease. Furthermore, the financial impact of COVID-19 hit us strongly and this is the only asset which we have. Therefore, we cannot afford to move from here. Thank you for taking the time to consider our application and we look forward to reviewing and cancelling the Amendment C208more for us. Sincerely, [Redacted]

Upload your submission :

Privacy : I agree

From: [Redacted]
Sent: Tuesday, 21 September 2021 5:08 PM
To: Strategic Planning
Cc: [Redacted]
Subject: CM: Notice of Preparation of Moreland Planning Scheme Amendment C208more
Attachments: Darebin City Council Submission to C208more.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Dear [Redacted],

Thank you for providing Darebin City Council the opportunity to comment on the above planning scheme amendment.

Please see our submission attached. Please acknowledge receipt of this email.

If you have any inquiries regarding this submission please let me know.

Kind Regards

[Redacted]

[Redacted]



[Redacted]

Darebin City Council acknowledges the Wurundjeri Woi wurrung people as the Traditional Owners and custodians of this land and pays respect to their Elders past and present.



[SUBSCRIBE NOW](#) Darebin City Council's monthly online newsletter

=====

Disclaimer: This communication is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking any action in reliance on, this communication by persons or entities other than the intended recipient is prohibited. If you received this in error, please inform the city of Darebin immediately by return email and delete the material including all copies from the computer. The City of Darebin makes no express or implied representation or warranty that this electronic communication or any attachment

is free from computer viruses or other defects or conditions which could damage or interface with the recipient data,
hardware or software.
This communication and any attachment may have been modified or otherwise interfered with the course of transmission.

=====
====

21 September 2021

██████████
Director City Futures
Strategic Planning
Moreland City Council
Locked Bag 10
Moreland VIC 3058

Dear ██████████

Re: Amendment C208more- Implementation Of The Moreland Heritage Nominations Study 2020

Thank you for your letter dated 20 August 2021 in relation to Planning Scheme Amendment C208more. We understand that Amendment C208more seeks to make changes to the Moreland Council heritage overlay by Applying the Heritage Overlay to 45 individual heritage places, 1 serial listing, 7 new precincts and 3 precinct extensions.

We recognise local government's duty to identify and protect heritage places under the *Planning and Environment Act 1987*, for current and future generations and providing a connection to our past and understanding the cultural history of a place.

Darebin City Council officers support Moreland Council's comprehensive approach to carry out the findings of two recent heritage studies, the *Moreland Heritage Nominations Study (2020)* and *Moreland Heritage Gap Study (2019)*. We commend your efforts to introduce the heritage overlay to protect important heritage buildings for future generations, while allowing sensitively designed development to continue.

Should you have any queries regarding this letter please do not hesitate to contact ██████████, Coordinator Strategic Planning on ██████████ or via email ██████████

Yours sincerely



the place
to live

Darebin City Council
ABN 75 815 980 522



National Relay
Service
relayservice.gov.au

If you are deaf, or have a hearing or speech impairment, contact us through the National Relay Service.



Speak your
language
T 03 8470 8470

العربية

繁體中文

Ελληνικά

हिंदी

Italiano

Македонски

नेपाली

ਪੰਜਾਬੀ

Soomalii

Español

اردو

Tiếng Việt

Submission #15

From: [Redacted]
Sent: Wednesday, 22 September 2021 10:52 AM
To: Strategic Planning
Subject: CM: Submission to Amendment C208

Follow Up Flag: Follow up
Flag Status: Flagged

From: [Redacted]
42 Clarence Street, Brunswick East

Hi

This is a submission in respect of the following Precinct Extension:

HO85	Glenmorgan, Albion and Clarence Streets Precinct, Brunswick East	26-78 Albion Street 11-45 & 20-46 Clarence Street
------	--	--

We are the owners of 42 Clarence Street, which will be subject to the extension above.

We **support** the amendment without changes. Although we would also support further additions beyond those identified as there are many homes that fit the character of those at 11-45 and 20-46 located further west along Clarence Street.

We consider that like neighbouring Glenmorgan Street, Clarence Street possesses a heritage character worth preserving. With several renovations and new builds on the street, it seems likely that more will follow. We feel this is an important step to ensure that the character of the street frontage is retained.

Kind regards

[Redacted signature block]

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: Submission to Amendment C208 - 13 Ash Grove, Oak Park
Date: Saturday, 25 September 2021 12:02:40 PM

Hi [REDACTED],

We are the owners at the property at 13 Ash Grove, Oak Park VIC 3046.

Our property has been nominated to be included in the Heritage Overlay (Amendment C208more). The heritage citation report of 13 Ash Grove mentions a key significant feature of the property that has been altered since the report was created and now questions the integrity of the property to the point that we don't think it meets the threshold of the Heritage Overlay expectations.

The front of the house no longer has brick cladding and has now been concrete rendered, the timber is still in place but the rendering has significantly changed the original exterior of the house. This change to the exterior of the house was done prior to us purchasing the property in February 2021 and we are reluctant to make any further changes to align back to the original style of the house.

Furthermore we are looking to make some further changes to the property:

1. We will widen the driveway as it's too narrow for most modern cars. We look to retain one side of the stone tile edging.
2. We will install a front fence to improve privacy to the house.

With these changes that have taken place and proposed changes in the near future, we'd like the opportunity to be removed from the proposed Heritage Overlay list.

You're welcome to either reply to this email or call directly on [REDACTED]
[REDACTED]

We look forward to your response.

Kind regards,
[REDACTED]

From: webservices@moreland.vic.gov.au
To: [Strategic Planning](#)
Subject: Amendment C208: an online submission has been received
Date: Sunday, 26 September 2021 11:59:14 AM

Name : [REDACTED]
Address : [REDACTED]
Email : [REDACTED]
Phone : [REDACTED]

Make a submission : Dear Madam and Sir, I am writing to you in regards to your amendment C208MORE - Implementation of the Moreland heritage nomination study 2020. I hereby would like to express my strong objection to the above amendment which will affect my property at 70 Albion Street, Brunswick East 3057. We bought that property for the purpose of building our family home on that land, which is located few meters away from our general practice and near public transport and universities for our children. As you know the land has already a one dwelling covenant listed on its title and the recent change you made to the zoning and planning scheme prevent building more than two stories at a certain height on the land. Building one new modern family home on the land would not affect Glenmorgan Street you are protecting in anyway. At 80-82 Albion Street, Brunswick East which is only 5 houses away from my property they are building a huge 5 story building which is facing and well overlooking Glenmorgan Street. Thank you for considering our application and look forward for reviewing and cancelling the above amendment. Yours Sincerely [REDACTED]

Upload your submission :
Privacy : I agree

From: [REDACTED]
Cc: [REDACTED]
Subject: Submission in response to amendment C208
Date: Sunday, 26 September 2021 1:02:02 PM
Attachments: [Submission in response to Amendment C208.pdf](#)

Dear [REDACTED],

Please see attached our submission in response to amendment C208.

Many thanks for your assistance with this process.

Best wishes,

[REDACTED]

[REDACTED]

Submission in response to Amendment C208

Re: 28 McMahons Road, Coburg North 3058

We would like to thank [REDACTED] (Senior Strategic Planner), [REDACTED] [REDACTED] (Extent Heritage Advisors) and [REDACTED] for meeting with us to discuss the Heritage Submission for our property at 28 McMahons Road, Coburg North. Whilst we are not seeking to oppose the heritage overlay, we would like to ensure that the information in the Heritage Citation – Individual Place report is accurate and that the restrictions of the Heritage Overlay are not unduly burdensome.

After reviewing the heritage report we would like to bring to your attention a couple of inaccuracies regarding the materials described.

- Concrete eaves: the eaves of the house are of lightweight construction, the undersides being lined with a composite sheet material and the upper side with flat metal sheeting
- Aluminium window frames: the window frames are made of steel

In our recent meeting, we discussed the significant features of the house that contribute to the streetscape. Of primary importance was the intact materiality of the curved brick. Nia suggested that external painting controls may be required on our property purely in relation to ensuring that the brick facade of the building is not painted. We do not believe any external painting controls need to be applied as the preservation of the brick is already allowed for in the MORELAND HERITAGE EXEMPTIONS INCORPORATED PLAN 2019 document you provided to us. Under table 1: Type of Works, Painting Unpainted Surfaces, the report states that properties of 'significant' heritage are not eligible for exemption from the planning permit requirement of the Heritage Overlay.

We thank you for your time and please feel free to contact us if you have any questions.

Kind regards,

[REDACTED]

From: [REDACTED]
To: [REDACTED]
Subject: CM: Petition of Amendment C208-Moreland City Council
Date: Tuesday, 28 September 2021 1:37:21 PM
Attachments: [Petition Of Amendment C208-Moreland City Council.pdf](#)

Dear Madam/Sir,

I am writing to you regarding the petition of Amendment C208 signed by the residents of Albion Street, Brunswick East, Victoria 3057.

Please find attached the 2 pages of the petition signed by us, the residents, expressing our strong objection to the Amendment C208 More-Implementation of the Moreland Heritage Nomination Study 2020, which will affect our properties 26 to 78 Albion Street, Brunswick East, Victoria 3057.

Thank you for considering our petition and we are looking forward to reviewing and cancelling the above Amendment.

Sincerely,

[REDACTED]

Petition to Moreland City Council

Date 13/09/2021

Petition Organiser [REDACTED]

Address 68 Albion Street, Brunswick East 3057

Email address [REDACTED]

Telephone number [REDACTED]

We, the undersigned, petition Moreland City Council to:

We are hereby expressing our strong objection to the amendment C208MORE-Implementation of the Moreland heritage nomination study 2020 which will affect our properties 26 to 78 Albion Street Brunswick East Vic 3057.

Our properties have already a one dwelling covenant listed on their titles and the changes you made few years ago to the zoning and planning scheme prevent building more than two stories at a certain height on the land. We all think that the existing restrictions on our properties is more than enough to protect the status of Glenmorgan Street and adding a heritage listing on our properties will completely ruin their potential and values.

At 80 -82 Albion Street, Brunswick East, which have been excluded from the above amendment, they are building a huge 5 story building which is facing and well overlooking Glenmorgan Street.

Thank you for considering our petition and we are looking forward for reviewing and cancelling the above amendment.

Name	Address	Signature
[REDACTED]	68 Albion St, Brunswick East	[REDACTED]
[REDACTED]	66 ALBION ST FIS BERS	[REDACTED]
[REDACTED]	64 Albion St, Brunswick East	[REDACTED]
[REDACTED]	64 Albion St, Brunswick East	[REDACTED]
[REDACTED]	62 Albion St Brunswick East	[REDACTED]
[REDACTED]	58 Albion St Brunswick	[REDACTED]
[REDACTED]	58 Albion st B. east	[REDACTED]
[REDACTED]	54 ALBION ST.	[REDACTED]
[REDACTED]	52 Albion St	[REDACTED]
[REDACTED]	52 Albion St	[REDACTED]

Name	Address	Signature
	68 Albion Street	
	44 ALBION STREET	
	42 ALBION ST	
	40 Albion St,	
	38 ALBION ST	
	72 Albion ST	
	70 ALBION ST	
	74 Albion St	
	74 ALBION ST	
	28 ALBION ST	
	78 Albion Street	
	60 ALBION ST	
Number of signatures on page		

From: [REDACTED]
To: [Strategic Planning](#)
Subject: Submission to Amendment C208
Date: Tuesday, 28 September 2021 5:22:43 PM

Hello,

I would like to respond to & clarify a few points in relation to the Amendment C208 proposal – specifically relevant to my situation being the bluestone retaining walls within the OAK PARK area.

Firstly, I would like to preface this e-mail by saying that I am not objecting to the application, I agree the walls are of aesthetic appeal and was a contributing factor to our decision into buy into the area. I do feel the study and allocation of costs to do so is somewhat questionable, as it would be most likely very few residents would look to change/remove/modify these walls.

I will refer to my property **2 Ash Grove, OAK PARK** for some of the observations in this response..

The report mentions quality of the structure in various places, but it 'downplays' these points:

- The brick laying pattern throughout the wall along the length of the streets changes from standard Stretcher (English) Bond to 'Crazy Pave'. My own property features both styles, which greatly affects the aesthetics of the overall structure (the 'Crazy Pave' is far more appealing and overall better quality).
- Th quality of the tuckwork/mortar/lime is of an average standard, looking like over the years it had had maintenance done by either the resident or the council. The majority of this work is substandard at best, inconsistent and impedes on the look of the bluestone.
- In 2016 part of my wall was overhauled as part of maintenance works. Whilst this was a welcome repair the actual finish quality is poor, with the mortar/lime smeared across many of the bluestones, spoiling them by giving them this 'smeared white hue' and affecting the overall aesthetic. When this was brought up with the council at the completion of the works my feedback/concerns were ignored. This does not fit into the now emphasis of importance that Moreland City Council are placing on the wall.. you didn't care then, why all of a sudden care now??
- I have as access to my property what has been defined in the report as 'original bluestone steps'. Again I like them etc.. BUT they by todays standards DO NOT provide a stable stepping platform due to the uneven tread surface of the bluestones.

In reference to my last point: By proceeding with this application proposal I take this proposal as an acknowledgement that Moreland City Council shall be responsible for any liability that may arise from any incident that may arise from

these steps due to their unstable surfaces. I would like receive this acknowledgement from the council as well as any proposed improvement or maintenance schedule the council has to ensure the safe integrity of this access point into my property. Added to this what is the scope of works to rectify the walls in their entirety? Merely dumping an overlay as an obstacle or extra revenue option (via any permits to modify etc..) is not acceptable without a clear commitment and plan as to what will be done to ensure this 'important feature' is cared for to the expectations of being classified in such a way.

As a further point it is to be known that these walls (including my pedestrian steps) are on council land, and upkeep and maintenance falls under the council jurisdiction. This proposal for the heritage overlay indicates the importance the council has deemed them to be, and therefore the council makes a commitment to improve/support and maintain these walls to reflect their perceived importance.

In short my main concern is that I only see a proposal without a long term schedule. Heritage overlay should be deemed at the highest status and need to be treated as such, not just dump an overlay on something and then largely ignore it. So with something like these walls that overall probably require major improvements (at major cost) a commitment would be quite large and what I believe would be more than what the council is willing to commit to. Is the council prepared to be held account to this commitment. If the proposal goes ahead I expect the council to be held to account and will ensure other residents also share the same expectations.

I look forward to your response to my enquires.

Regards,

A solid black rectangular redaction box covering the signature area.