



THE BUILT ENVIRONMENT

By 2035 the change we would most like to see is...

- More distribution of medium density housing across the City of Yarra, informed by retention of local character that facilitates access by all needs and 20 minute access principles, and sustainability and eco-credentials

Council could actively plan for this by...

- Precinct structure plans that support mixed use of ground floor and medium density development (6-8 stories).
- Development contributions and overlays tailored to support local precinct character.

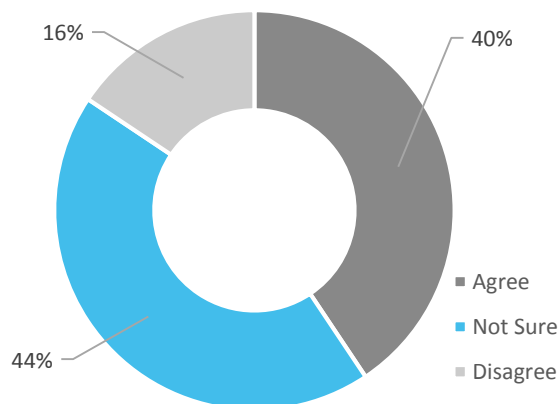
We understand that the implications of this would be...

- Missed opportunities for high density buildings
- Reduction of heritage character
- Fine grained mixed use
- Impact on land values
- High density in activity centres

We are willing to live with...

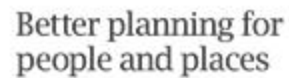
- Increased noise and congestion (until there are better transport / mobility uses)
- Adjacency to incompatible uses
- Contested spaces: overshadowing and overlooking

Panel Support





- You only get one chance to protect heritage and/or local character. Once it's damaged or gone it's permanently lost.
- The value of heritage and local character only increases with time. It cannot be artificially created.
- Approval for medium-density (6-8 storey) needs to be carefully directed and positioned. As it impacts significantly on neighbouring and adjacent properties. Must be clear, fixed, rules for developers, residents and businesses
- Need better definition of medium density. Suggest a bit of a one-size-fits-all approach.
- Agree sort of, but increased density leads to increased transport needs, so if non car transport is improved and prioritised then good idea.
- Better to use the local character to define built environment types - medium is too generic and not always the best use of land.
- Density distribution should consider many aspects, not only overall area distribution ie., the river activity centre, etc.
- Will medium density be enough? Agree that good to maintain local character & sustainability and eco-credentials. Support 20 minute principles.
- Do think we need areas of high density but others of medium as 'local character' is low in many places - not medium 'across' Yarra.
- Medium density (2+ bedroom) is important - more families moving towards apartment living.
- Good one! But zoning critical to maintain heritage areas, not fond of the notion of medium density distributed across the city.
- Developments in each area need to be sensitive to that area. Trying to spread development may be contrary to this.



- Precinct Structure Plans that support mixed use at ground floor & medium density development (6-8 stories).
- Overlays tailored to support local precinct character
- Proactively lobby state Government to strongly influence state planning laws/policy (in conjunction with other inner city councils).
- Continually communicate planning – clearly.



- Mixed use ground floor only may only appeal to small retail businesses - what about bigger businesses?
- Blanket 6-8 stories not appropriate.
- Need rules for density.
- Support 20-min access principle. Good flow on effects re: access and movement.
- Yarra needs to take its fair share of population growth.
- Ensure diversity of residents is retained - social housing is important in Yarra.
- How does "medium density across" retain local character?
- Medium density housing will be more appropriate in some areas than others. An even distribution is not necessarily positive.
- Yes developer contributions should be decided in consultation with the local community
- Great!
- Heritage sometimes is overrated. Some modernisation to bring things into the 21st Century and viable use must be encouraged.
- Residential blocks to provide space for urban agriculture.
- Urban density is good for the environment.