

[REDACTED]

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**From:** [REDACTED]  
**Sent:** Monday, 16 August 2021 4:37 PM  
**To:** Strategic Planning  
**Subject:** Amendment C208more

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello

I am writing in relation to the proposal to include the bluestone retaining walls along Vincent Street, Oak Park as part a new Heritage Overlay.

Whilst we are not opposed to the bluestone retaining walls along Vincent Street, Oak Park being included in the new Heritage Overlay, we seek assurances and warranties from Moreland City Council ("the Council") that the Council will:

- Maintain and keep in good repair the bluestone retaining walls; and
- Meet all the cost of such maintenance and repair.

Please respond by way of email.

Thank you

[REDACTED]

[REDACTED]

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**From:** [REDACTED]  
**Sent:** Monday, 16 August 2021 7:06 PM  
**To:** Strategic Planning  
**Subject:** Amendment C208more

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello,

I'm writing in favour of the proposed amendment, I think it's wonderful that these moves are being made to preserve the history of Brunswick.

Thanks,

[REDACTED]

**From:** webservices@moreland.vic.gov.au  
**Sent:** Tuesday, 17 August 2021 5:46 PM  
**To:** Strategic Planning  
**Subject:** Amendment C208: an online submission has been received

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Name :

Address :

Email :

Phone :

Make a submission : In Response to the C208 - Properties within the Extended Precinct, Walsh Street was included 1-35 and 6-24, which is the first block of Walsh street, with the exception of number 26 Walsh Street. This is the only house not included in this precinct, and as it is the oldest and most significant house in the street, it should be protected. This house currently has a heritage overlay, which definitely should remain in place. In reviewing the other property place listings, it is noted that number 26 Walsh Street is not listed in these overlays either. It is possible that this listing is not included in the current document as it already is safe and protected, but I just want to make sure this is the case. In 2018, the Walsh Street community put in an application to have the heritage over lay instated as it holds cultural and historical significance, is the "centre piece" of Walsh Street precinct and definitely needs to be included in the heritage listed properties and protected from development. As a group, we gained support from council to have heritage overlay and would appreciate this remaining in place. Thank you

Upload your submission :

Privacy : I agree

[REDACTED]

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**From:** [REDACTED]  
**Sent:** Wednesday, 18 August 2021 11:08 AM  
**To:** Strategic Planning  
**Subject:** Amendment C208more

Good Morning,

You sent a pro forma letter and brochure to my 85 year old, frail and homebound mother in law - [REDACTED] 42 Vincent Street Oak Park. [REDACTED] is my mother-in-law and she has requested that I contact you.

The brochure and letter does not tell her much at all. What is the impact on the value of her property etc.

Your correspondence states 'You can access extra information about the proposed changes by going to <https://www.moreland.vic.gov.au/amendment-208>

Carrying out that search shows the following:

**42 VINCENT STREET OAK PARK 3046**

This property is not affected by this amendment.

What is going on?

[REDACTED]

**From:** [REDACTED]  
**Subject:** Re: Amendment C208more  
**Date:** Wednesday, 18 August 2021 12:03:01 PM

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Dear [REDACTED],

Thanks for your email.

1. You refer to my 'mum' and I advise that [REDACTED] is my mother-in-law.
2. You state that the bluestone walls have heritage value for aesthetic reasons which amused me. In fact the walls are ugly and I am sure that if [REDACTED] had the opportunity then she would pull it down. I live in Strathmore and most people that had bluestone walls have pulled them down. They certainly do not blend in with the properties in the area as is the case with Oak Park.
3. You refer to the bluestone wall being on public or private land but do not confirm whether the bluestone wall at 42 Vincent St is on private or public land.
4. If on public land I presume it is the Council's responsibility to repair and maintain these walls.

Look forward to your response.

Regards

[REDACTED]

On 18 Aug 2021, at 11:32 am, [REDACTED]  
[REDACTED] > wrote:

walls

**From:** [REDACTED]  
**Sent:** Thursday, 19 August 2021 9:41 AM  
**To:** Strategic Planning  
**Subject:** My property is in the ' new precincts' for C208more

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear strategic planning team,  
I received notification in my letterbox yesterday that my property at-  
26 Hanover street, Brunswick  
Is within a new precinct of the C208more Amendment.  
I have read all the information and have a few questions; -Can you tell me what it means for my property to  
be within a heritage overlay?  
(For example can I change the colours of my house, or install solar paneling or water tanks, or plant or  
remove a tree) -Can you tell me what my property is graded as under the heritage definitions as described  
in the brochure ( ie significant, contributory or non- contributory) and what the implications of each is on my  
property?  
-does having a house listed as being in a heritage area increase or decrease the market value of my  
house?  
I look forward to your response,  
Regards  
[REDACTED]

Sent from my iPad

Submission #6

[REDACTED]

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**From:** [REDACTED]  
**Sent:** Thursday, 26 August 2021 9:02 AM  
**To:** [REDACTED]  
**Subject:** CM: c 208, objection, 32 Hanover st, Brunswick  
**Attachments:** chandi 27.08.21 C.docx

Hi [REDACTED],

Attached is a draft submission re opposing c 208 in relation to 31 Hanover Street, Brunswick.

I will ring you on fri, 27 August 2021 to discuss this matter.

Regards,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]





27 August 2021

Dear Sir/ Madam,

**Re: Submission to Amendment C 208, oppose**

**Property: 32 Hanover Street, BRUNSWICK VIC 3056**

I am the owner 32 Hanover Street, Brunswick, Vic 3056. My contact address is [REDACTED]  
[REDACTED] Please forward any email correspondence re this objection to my  
brother [REDACTED]

I oppose Amendment c 208 and c 207 in relation to my property. My primary residence, which is at 32 Hanover Street, Brunswick, Vic 3056 is contained in c 208 as "Properties within a new Precincts". Also contains the words: "Hanover Street Precinct, 2-64 & 27-49 Hanover Street, Brunswick."

The reason I oppose c 208 is because I am the holder of a current planning permit no. MPS/2017/942. My application for demolition certificate has been suspended due to the current proposed heritage overlay until the minister makes a determination.

In reliance of current planning permit no. MPS/2017/942, I have done the following:

- i. Relocated to a rental property.
- ii. Signed a building contract.
- iii. Engaged the architect as a project manager.
- iv. Paid the builder the initial contract payment.
- v. Builder has ordered some building materials.
- vi. Moved my goods to storage.
- vii. Changed my mailing address.

As I have a current planning permit and I have relied on the permit, it is submitted 32 Hanover Street, Brunswick, Vic 3056 should be excluded from the heritage overlay or it should be listed as a "non conforming" property.

If you have any further questions, please do not hesitate to contact my brother [REDACTED]  
on [REDACTED]

Yours faithfully

[REDACTED]



**From:** [REDACTED]  
**Sent:** Wednesday, 1 September 2021 10:34 AM  
**To:** Strategic Planning  
**Subject:** CM: Amendment C208: an online submission has been received

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Make a submission : I strongly support the proposal to place a new heritage overlay over the properties at 609 Park Street Brunswick and 635-637 and 639-647 Park Street Brunswick. These are beautiful houses that add greatly to the character of Park Street. I'm really glad that these houses are being acknowledged for their heritage value.

Upload your submission :

Privacy : I agree

**From:** [REDACTED]  
**Sent:** Tuesday, 7 September 2021 9:22 AM  
**To:** Strategic Planning  
**Cc:** 'GV - Gmail'  
**Subject:** CM: Objection to proposed heritage amendment H207 affecting 485 Moreland Rd Pascoe Vale South 3044

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi [REDACTED]

I am writing to object the proposed heritage overlay imposed upon my property at 485 Moreland Rd, Pascoe Vale South. H207 (Extend Coonans hill precinct).

The proposed heritage overlay will affect the ability to develop my premise. Many houses on Moreland Rd have been redeveloped recently. Most recently, a house was demolished 491 Moreland Rd for the purpose of development. I don't believe it is fair that I will be denied the same rights, to alter/develop my property because of the imposed heritage overlay.

Furthermore, I disagree with the study (statement of significant):

- The condition of the dwelling poor, in which I agree with the study, therefore should not be considered heritage ( I can provide engineers report)
- There was a significant extension completed to my property 2009, making it not original, therefore should not be considered heritage.
- I don't believe the dwelling was constructed in the late 19<sup>th</sup> century ( Please provide evidence stating otherwise) .The term 'interwar' and 'post war' housing cannot be considered heritage 1940 – 1960, this is very recent to me.
- Key characteristics of the dwellings noted in the study, such as hipped gable roofs, face brick chimney, unpainted cream clinker brick, vertical timber cladding and large windows are all very generic and common with all houses built in home built from 40's to 60s, therefore not unique enough to be considered heritage.
- The retaining walls listed as a significant feature, to all properties of Moreland Rd, are in serious threat of collapse due to undrained conditions ( I can provide an engineering report to confirm). Therefore, should not be considered heritage.

Submission #9

481 Moreland Rd  
Pascoe Vale South, VIC, 3044

12<sup>th</sup> September 2021

Strategic Planning  
Submission to Amendment C208  
Moreland City Council  
Lock Bag 10  
Moreland, VIC, 3058

RE: Submission to Amendment C208more

Dear Sir / Madam

I am writing to object to the proposed heritage overlay that extends **the Coonans Hill Precinct HO207** to include 467-491 Moreland Rd, Pascoe Vale South.

I recently purchased my home at 481 Moreland Rd, with the intent of improving the access by installing a lift. I currently have an application in council to permit the change (C2021/655.) As the proposed extension to the heritage overlay deems the terraced gardens facing the street as significant, the installation of a lift may not be permitted.

Although, I am currently healthy, I have multiple sclerosis, and anticipate my ability to tackle the stairs will diminish over time. Therefore, I took the initiative and have planned for improved access, whilst maintaining the aesthetic appeal of the home. My elderly and infirm parents have recently moved to Melbourne so they can be close to me, and get the support they need. Climbing the stairs is now proving almost impossible for them. If appropriate changes to access, by installation of lift is not permitted, due to heritage overlay, my parents will not be able to visit and I will need to move.

The heritage value is identified as the "homogeneous and visually cohesive interwar and immediate postwar dwellings on a hilly topography" this feature is very expensive to maintain. The terraced gardens and retaining walls are deemed significant. However, they are in generally poor condition along the street front. They have drainage issues and some subsidence. The material used in construction of some the walls are no longer available. As such, by imposing the heritage listing, there is a substantial and unreasonable financial burden applied to home owners.

Please reconsider the extension of Coonans Hill Precinct to include 467- 491 Moreland Rd. The change will have a detrimental impact on me, my family and my neighbours.

Yours sincerely



[REDACTED]

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**From:** webservices@moreland.vic.gov.au  
**Sent:** Monday, 13 September 2021 11:48 PM  
**To:** Strategic Planning  
**Subject:** CM: Amendment C208: an online submission has been received

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Make a submission : Dear [REDACTED] I wish to apply for an exemption from the C208 overlay proposal for the property of 64 Vincent Street Oak Park of behalf of my parents [REDACTED]. We apply for the exemption as the given property does not meet the proposal criteria. [REDACTED]

Upload your submission :

Privacy : I agree