



The Greens' response to East Melbourne Group questionnaire

10 October 2020

Dear East Melbourne residents,

As your lead Greens councillor candidate, and on behalf of a team of eight Greens candidates who all live and work in the City of Melbourne including East Melbourne resident Charlotte George, I am delighted to answer your questions.

You can see our policies and plans for East Melbourne at:

www.melbournecitygreens.com/east-melbourne

You asked:

Q. If you are elected/re elected to council will you work to ensure mandatory height limits for planning developments are implemented in East Melbourne /Jolimont? If Yes what action would you take?

Most of East Melbourne's built up areas fall within the General Residential Zone, meaning that there are mandatory height limits already in place.

Outside the General Residential Zone, the overlays tend to apply discretionary heights, and I fully understand the frustration of local residents and all participants in the planning process: this discretion is a recipe for unpredictability and complexity, especially on the edge of Fitzroy Gardens (particularly the hospital sites) and in much of Jolimont.

In recent years the Planning Minister has introduced mandatory heights into residential zones. Zones are traditionally the planning control for *land use*, while overlays are the control for *design*, including height. Introducing design controls into zones has led to a number of perverse outcomes in East Melbourne. For example, there are two mandatory height limits on Victoria Parade East of Powlett Street: 11m under the zone, and 9m under

the overlay. Clearly, East Melbourne's patchwork of planning controls needs to be reviewed and improved, in a way that provides certainty and clarity for all parties.

I would of course support such a review, and this is within the City of Melbourne's power. I believe, however, that the heritage review of East Melbourne should come first, because any suburb-wide review of height and density controls would likely initiate speculative development activity. It is most important, then, to ensure that heritage controls are up to date first.

I am an urban planner who will always fight for the public interest. The Greens never take donations from developers or gambling interests: when it comes to planning, we will always take an honest, transparent approach for the public good.

You asked:

Q. What can you do to support us in achieving our aim of not having commercial flights over East Melbourne?

The Greens initiated the Fly Neighbourly Agreement on Council, by way of motion in August 2014. This year, during lockdown when commercial flights were reduced, the Agreement was removed from the website by officers under delegation. After being alerted to this by East Melbourne residents I ensured that it was reinstated.

The Agreement needs to be reviewed and I will ensure that this occurs. These Agreements are voluntary, and cannot be used as a legal document to compel behaviour of operators, however they are an important tool to establish a social licence for operators. The Council should use the influence it has: praise those who comply and call out those who do not.

A Greens Lord Mayor will also be a loud and relentless advocate for reforms to Commonwealth aviation laws to establish a framework to regulate for the abolition of commercial flights in areas of high sensitivity, where the health of the community is at stake.

You asked:

Q. What can you do to ensure suitable outdoor exercise equipment is provided in Powlett reserve for our community?

An audit and review of all City of Melbourne outdoor exercise equipment was completed last financial year, and only budget constraints limit Council's ability to install new exercise equipment in Powlett Reserve. Greens on Council are happy to pursue a budget bid for 2021-22, which is the very next opportunity for capital works funding.

You asked:

Q. Would you implement a Heritage review of East Melbourne?

Yes. As we have made clear in our plan for East Melbourne and letter to all East Melbourne residents, this is a high priority.

I commissioned the Hoddle Grid Heritage Review and as chair of Heritage at the City of Melbourne I am proud of my track record. In five years we have gone from 0 to 4 dedicated heritage planners on staff and we are now undertaking more heritage work than has been undertaken in a generation. The Hoddle Grid review is the flagship project, but I have also ensured reviews across the municipality.

The only reason East Melbourne has not commenced before now is the generous extent of the heritage overlay already in place compared to other suburbs, and so other suburb reviews where there are vast areas without any heritage overlay at all have been deemed more urgent. But, to be clear, a review for East Melbourne is still urgent. Like other areas of the municipality, the gradings and studies for most of East Melbourne are 35 years out of date. My mission has been to bring heritage controls across the entire municipality up to date, and I am determined to see it through.

From the Council's position of hostility towards heritage protection, to our ambitious and broad program of heritage reviews now, the City of Melbourne's approach to heritage has completely changed. I am proud of leading this political shift on Council, and I am confident that a heritage review of East Melbourne will be commissioned and completed soon.

Our plan for East Melbourne is at www.melbournecitygreens.com/east-melbourne and you can call me on 0421 578 918.

Best wishes,



Cr Rohan Leppert
Lead Greens Councillor candidate